



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**109, 100 Auburn Meadows Manor SE
Calgary, Alberta**

MLS # A2203564



\$274,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 291
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV Mount & Brackets

OPEN HOUSE Sun Mar 30, 2-4:30pm... Welcome to this inviting 1-bedroom, 1-bathroom condo in the highly desirable lake community of Auburn Bay! This well-appointed home offers a thoughtful layout designed for comfort and convenience. The open-concept floor plan features a stylish kitchen equipped with stainless steel appliances, quartz countertops, ample cabinetry, and durable laminate flooring, creating a perfect space for cooking and entertaining. The living area is bright and welcoming, with plenty of room for relaxation. The bedroom offers cozy carpeted flooring and features a walk-through closet that conveniently connects to the 3-piece bathroom, providing a seamless flow for added privacy and ease. The bathroom is equipped with a walk in shower, modern fixtures, and plenty of counter space for your daily routine. Additional features include in-suite laundry for added convenience, air conditioning for year-round comfort, a private ground level walkout balcony perfect for morning coffee or evening relaxation and an access gate from patio allows easy access to go for a stroll. Also comes with a designated parking stall with access to bike racks in the parkade for added convenience. Living in Auburn Bay means embracing a vibrant lifestyle with year-round lake access. Spend summer days at Auburn Bay Lake swimming, paddleboarding, or relaxing on the sandy beach, and enjoy winter activities like skating and ice fishing. Auburn House offers a variety of events and programs, making it easy to connect with the community. The area also boasts parks, playgrounds, scenic walking paths, and easy access to major amenities. With schools, shopping, dining, and the South Health Campus just minutes away, Auburn Bay offers the perfect balance of recreation and convenience. Don't miss your chance to experience the incredible lifestyle this beautiful condo

and community have to offer!